

# **Wilton Conservation Commission**

PO Box 83 Wilton Town Hall, Wilton, NH 03086

## **MINUTES OF MEETING**

**MONDAY – 14 APRIL 2014 – 7:00 PM**

### **FINAL COPY**

The Wilton Conservation Commission held its regular monthly meeting on Monday, 14 April 2014, at 7:00 PM at the Town Hall.

Lynne brought the meeting to order at 7:00pm. Lynne thanked everybody for stepping up to the plate in her absence.

- Minutes – Minutes from WCC's February 10th Meeting. Change the end time to 9:17pm. Bill made a motion to accept the minutes, Joe second the motion, motion passes. Minutes from the WCC's February 24th Meeting (following the Public Hearing). Bill made the motion to accept the Minutes as written, Joe second the motion, motion passes.
- Budget & Expenditures – Lynne & Spencer are looking for two volunteers to take over the responsibilities of tracking, signing and following through with WCC's Annual budget. Spencer makes the motion that "As of this day April 14, 2014; Jeff Stone & Joe Broyles will now take on the responsibilities of signing, tracking, and follow-through of the WCC's commissioned approved invoices, and reporting of current budget status to the WCC on a monthly basis." Alan second the motion, the motion passes unanimously.
- ZBA – No April Meeting; Upcoming Meeting of 13 May – Bart & Spencer will try to attend
- Planning Board – Meeting of 19 March; Upcoming Meeting of 16 April
- Tree Cuttings / Stone Walls / Scenic Roads, etc. – No Update
- Forest Management / Timber Harvests / Logging – Bill handed out an intent form to be followed up at the May 5, 2014 Meeting.

- New Reservoir/Old Reservoir – Monthly Dam Maintenance Form
  - Violations & Complaints – No Updates
  - Open Lands – see discussion below
  - Wildlife Sightings – Wild Turkeys, Les Tallarico
  - Local Open Space
  - Vandalism – Update
  - Signage – New Signs; No Update
  - Tallarico Land – No Update at this current time, still waiting on Survey
  - Frye Land/High Mowing Project – See Discussion
  - Gage Road Field – No Update
  - Stanton Knock – Management Plan
  - Sherburne Woods – Management Plan
  - Frog Pond – R-O-W, R-O-W Culvert, Maintenance, Milford Side Field Edging; No Update
  - Frog Pond – Potential Dredging of Pond; No Update
  - Carnival Hill – No Update
  - Community Garden at Carnival Hill – No Update
  - Four Corners Farm – No Update
  - Wegener Woods – New Signs; No Update
  - Trails – No Update
  - Miscellaneous – including but not limited to:
    - Saving Special Places Conference – Update
    - Souhegan Watershed Association – Update
    - Souhegan River Local Advisory Committee (SoRLAC) – Meeting Thursday April 17th, Les will not be able to attend.
    - Regional Open Space Team (ROST) – Update
    - Souhegan Valley Land Trust (SVLT) – Update
    - NiSoHiLa – REMOVE THIS – See February 10th, 2014 Minutes.
- Carry to next meeting
- Dog Waste at in East Village / FRES neighborhoods
- Town Meeting, Article 18 Frog Pond land Transfer
- Clarify participation of WCC alternates attending but not impaneled

## DISCUSSION ON WCC/WILTON AND THE FRYE/HIGH MOWING PROJECT

- Lynne asks the WCC: What do we want to ask Ian about the project.
- Designated parking, for access to the view's, minimum of six parking spots
- Second parking area that would have access to the River
- Trails designated for the public to access the River, and a trail for the view.
- What will and will not be allowed by the Easement?
- What does Wilton actually get for their potential investment?

8:10 PM – Update on Frye Land/High Mowing Project – Ian McSweeney, The Russell Foundation

- Ian McSweeney has the High Mowing School and Frye Conservation Easement Draft & the Map Plan of Conservation easements land of High Mowing School Map Sheet F, Lots 128, 130 & 131 and of Gay W Frye Map Sheet F, Lots 127 & 139.
- Copies were made for all the WCC members.
- Spencer: brings up the need for Parking & designated access & reminds Ian that everything is a long way from accessing the River.
- Ian: starts to explain the Map Sheet F. Ian reminds the WCC that the Town owns the “road” hence that road could be used as parking.
- WCC brings up that the Road does not give ‘an easy access to the property’, and that they want additional designated parking on the School grounds.
- Ian refers to the Map and FB1 Poll barn, that parking could be added to that area.
- Laurence: The town could improve those parking areas?
- Ian: ONLY with the owner's approval.
- Ian refers to the Map again and intended locations for school buildings, which will be low enough as not to effect the View Shed. The intent of the Easement is to PRESERVE the view shed.

- Ian: Easement allows for trails, better put “recreational access to the property” the State WILL NOT approve actual trails in the Easement Deed. The provisions will be that we have use however it is nonspecific.
- Joe: What if the project raised enough money that the WCC/ Town does not have to put in the entire \$80,000? What is the least amount that the WCC would have to contribute to maintain an interest in the Easement?
- Ian: I do not see that happening at all.
- Bart: This map leaves a lot to be desired. If we cannot put trails in the deed, then why are we paying for this? We keep being told we can’t do this or the other?
- Spencer: Can we have a soil map?
- Ian: you can get one if you want to.
- Leslie: Will look into getting a Soil Map.
- Alan: We should have had all this information a long time ago, it shouldn’t have taken so long to get some of this information, and there is a lot of information still missing.
- Ian: Appendix states that we “Public” have the right to enter the property.
- Bart: We (WCC) would like to be able to walk the property for a better understanding of where a trail and reasonable access can be placed.
- Jeff: the easement has to also be by the soil map. At least assure us that a trail can be built.
- Ian: I strongly suggest that you walk the land, and get a better idea of where a trail and parking can be provided. Remember this is mainly for Agriculture, as the easement is concerned, if the state of the soils change then the easement would have to change to reflect the current soil status.
- Ian and the WCC discussed the Easement Draft in detail. Ian will add wording which was mentioned. Ian will meet with the Selectmen the following Monday April 21st. Ian will send the proposed Easement to the WCC after the Selectmen’s meeting for one last look

over before he sends it to Government for their review. Ian reminded us that it will take at least 90 days if not more for the Government to review and/or address any changes. Then it will come back to the WCC for another review after that.

- The WCC still pushed for a designated trail, or access to the property in writing.
- Ian: “You will not get anything in writing on the easement deed. You (WCC) will have to get any approval for trails, parking, etc. from the land owners themselves. The WCC can get a separate agreement with the Land owners on where they can have access, and it would be in your best interest to walk with them and discuss this further. As far as my role, and the GOVT, it is just the Conservation Easement. Everything else will have to be handled separate from this Deed.” ( If trails are defined, they remain as defined in perpetuity; therefore it is in the Town of Wilton’s best interest not to have trails defined in the Conservation Easement Deed)
- The WCC thanked Ian for his hard work, and the discussion of this was complete. Ian leaves at 10:00 pm.

WCC has a discussion on how to move forward.

Alan mentions that we need to have a work session. This will also include everything that was not discussed tonight. WCC members agree that they need to walk the actual property with the land owners, to have a better understanding of where if at all parking and trails can be added to the property. WCC has a better understanding of who to go to for the separate agreement on access to the property. Laurence mentioned he would not be here for the next Monthly Scheduled WCC meeting, asked if we could make the Meeting May the 5th. WCC decides to move the next meeting to May 5, 2014. Laurence makes a motion to move the meeting to May 5, 2014, Bart seconds, motion passed.

Leslie makes a motion to close the meeting at 10:25pm, Bill seconds

the motion, and motion passes.

Minutes as interoperated By Donna Tallarico

Corrected and passed by WCC 5/5/14